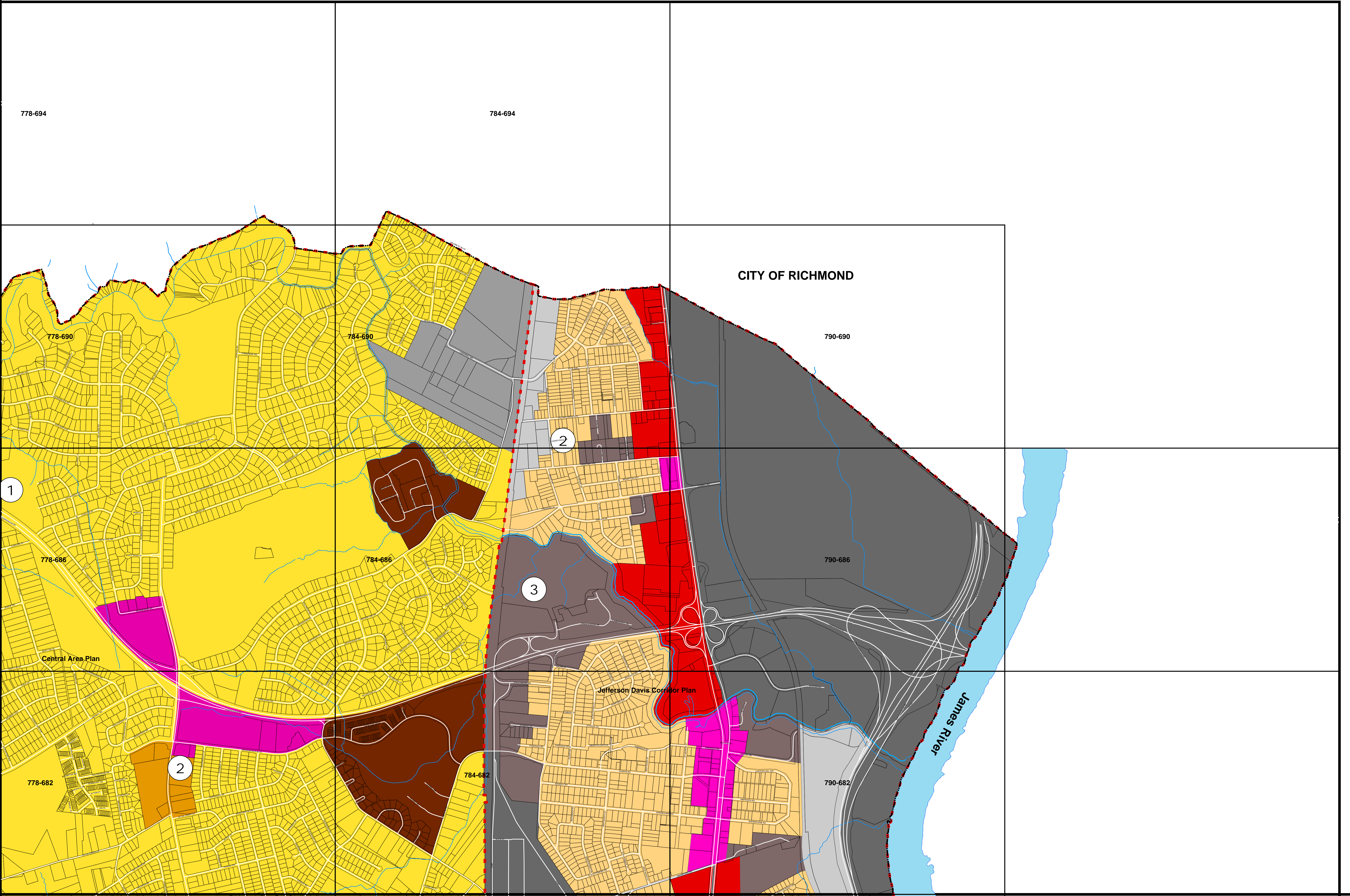


CHESTERFIELD COUNTY, VIRGINIA

LAND USE PLAN MAP 12

KEY
Refer to Plan text for full definition

See Notes Below



Central Area Plan

(Adopted Date: January 10, 2001)

- Residential (1.0 - 2.5 D.U.A.)
- Residential (2.51 - 4.0 D.U.A.)
- Residential (7.01 D.U.A. or more)
- Office
- Mixed Use Corridor
- Neighborhood Mixed Use
- Community Mixed Use
- Regional Mixed Use
- Light Industrial
- General Industrial
- Parks

Jefferson Davis Corridor Plan

(Adopted Date: June 23, 1993)

- Residential: 2.51-4 units/acre
- Residential: 7.01 - 10 units/acre
- Community Commercial
- General Commercial
- Regional Mixed Use
- Light Industrial
- General Industrial
- Flexible Redevelopment Areas
- Waterbodies

NOTES

Central Area Plan

General Note

Within all land use categories, zoning proposals should be analyzed to determine specific impacts of individual projects on existing and future development.

Transportation impact and required road improvements for specific development proposals should be evaluated through the zoning and plan review processes.

Appropriate land use transitions should be provided between existing and future residential development and higher intensity uses.

In some cases, future land use classifications are appropriate if parcels are part of a larger scale development plan that provides for an aggregation of parcels, thereby allowing sufficient land to provide appropriate buffers and land use transitions.

The rural forested character of Newbys Bridge Road should be preserved. Further, any non-residential uses along Newbys Bridge Road, north of Whitepine Road Extended, should be oriented toward the interior of projects having an internal road network.

Light industrial uses adjacent to existing or future residential areas should be designed in a campus style setting to be achieved through preservation of forested character/landscaping and buildings with architectural styles and materials of the quality found in office/industrial parks such as Moorefield or the Arboretum.

Airport Impact Area:
Due to the impact of daily airport operations on residential development, future residential developments in the area most impacted by the Chesterfield County Airport, currently designated on the Zoning Map for Chesterfield County as the Outer Airport Height Obstruction Limit, should have mechanisms to notify future home owners about the location and effect of the Airport before the purchase of their homes.

Note 1:
With appropriate access, transportation improvements, and transition to the adjacent single-family neighborhood, mixed-use corridor uses may be appropriate in this location.

Note 2:
Due to proximity of the two elementary schools and the limited size of the parcels, use will be limited in the mixed-use corridor along Hopkins Road. Office and residential uses only, with no supporting retail uses, are appropriate in this area due to these site limitations.

Jefferson Davis Corridor Plan

Note 2:

Single family residential uses compatible with those existing in adjacent areas are also appropriate.

Note 3:

Other uses compatible in scale and intensity with high density residential uses are appropriate. (For instance, neighborhood-scale office, retail, or personal service uses.)

Flexible Redevelopment Areas

Recommended future land uses are shown by the underlying color code. However, other more intense uses, such as high density residential and various types of commercial and industrial uses may be appropriate. Specific criteria to be considered through the rezoning process for any proposed more intense uses shall include:

Parcels supporting more intense uses shall be of sufficient size to establish substantial, viable areas of more intense use.

No commercial, office or industrial use should be interspersed with single family residential uses.

Adequate setbacks and buffers should be required.

No intense commercial/industrial uses should be located adjacent to single family residential uses.

Traffic should not be routed through residential areas to access nonresidential

Adequate access to major arterial or collector roads.

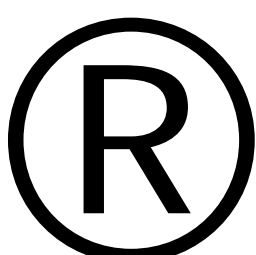
The notes geographies are generalized.
For more information, please contact
Chesterfield County Planning Department.

The Code of Virginia states "the comprehensive plan shall be general in nature, in that it shall designate the general or approximate location, character, and extent of each feature shown on the plan." Recommended land use boundaries shown here should therefore be considered generalized. Zoning change recommendations based on this plan may take into consideration other factors not addressed in this plan. These boundaries and the future development potential of any property based on the recommendations of this plan should be confirmed with the Chesterfield County Planning Department. The maps contained in the comprehensive plan are dynamic and in a continuing state of review and upgrade.

This is a ArcGIS map
prepared by Chesterfield County
Planning Department

Date: August 2006

- County Boundary
- Plan Boundary
- Index
- Parcels



0 0.3 0.6
Miles

			01	02	03				
	04	05	06	07					
	08	09	10	11	12				
13	14	15	16	17	18	19	20		
21	22	23	24	25	26	27	28		
29	30	31	32	33	34	35	36		
	37	38	39	40	41	42			
			43	44	45	46			